



**THE GREENWAY,
CLACTON-ON-SEA, ESSEX, CO15 4NB
£230,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this two bedroom semi detached bungalow situated in the highly regarded Great Clacton area, which can be found within walking distance of local shopping facilities and bus stops. The property does require some cosmetic improvement and scope for alteration subject to the new owners preference. The property is being offered for sale with no onward chain.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road turning left into Carnarvon Road. At the roundabout take the second exit into Wellesley Road. Immediately right into Oxford Road. At the far end (Passing Asda supermarket on the left turn right into Valley Road. Left at the mini roundabout into Burrs Road. Proceed along Burrs Road, up the hill passing the cemetery. Straight across the mini roundabout before discovering The Greenway on the right hand side. The bungalow can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * 10' x 9'10 plus door recess BEDROOM ONE * 10'4 x 9'2 BEDROOM TWO *
- * 11'4 x 10'8 LOUNGE * 10'4 MODERN FITTED KITCHEN *
- * 10' CONSERVATORY * 'HIVE' OPERATED GAS HEATING SYSTEM *
- * DOUBLE GLAZING * REAR GARDEN IN EXCESS OF 100' IN LENGTH *
- * AMPLE OFF ROAD PARKING TO FRONT * CONVENIENT LOCATION *
- * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

Replacement double glazed side entrance door to entrance hall. Radiator, built in storage cupboard, access to loft with wall mounted gas boiler. Doors to all rooms.

LOUNGE: 11'4 (3.45m) x 10'8 (3.25m)

(plus alcove) Radiator, recessed log burner, sliding double glazed patio doors to conservatory.

CONSERVATORY: 10'0 (3.05m) x 10'10 (3.30m)

Double glazed aspects, Doors to side and rear.

KITCHEN: 10'4 (3.15m) x 7'10 (2.39m)

Refitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit. Cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated fridge and freezer. Tiled flooring, double glazed window to rear.

BEDROOM ONE: 10'0 (3.05m) x 9'10 (3.00m)

(plus door recess) Radiator, built in wardrobe, double glazed window to front.

BEDROOM TWO: 10'4 (3.15m) x 9'2 (2.79m)

Radiator, double glazed window to front.

SHOWER ROOM:

White suite comprising shower cubicle, vanity hand wash basin, low level WC, fitted storage cupboard. Double glazed window to side.

OUTSIDE:

Substantial hard standing to front affording off road parking for several vehicles. Pedestrian side access to rear garden. The rear garden enjoys a southerly aspect and is in excess of 100' in length narrowing to the foot of the garden. The garden is retained by timber panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: TBC

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Unknown

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges : None

Non standard property features to note: None



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